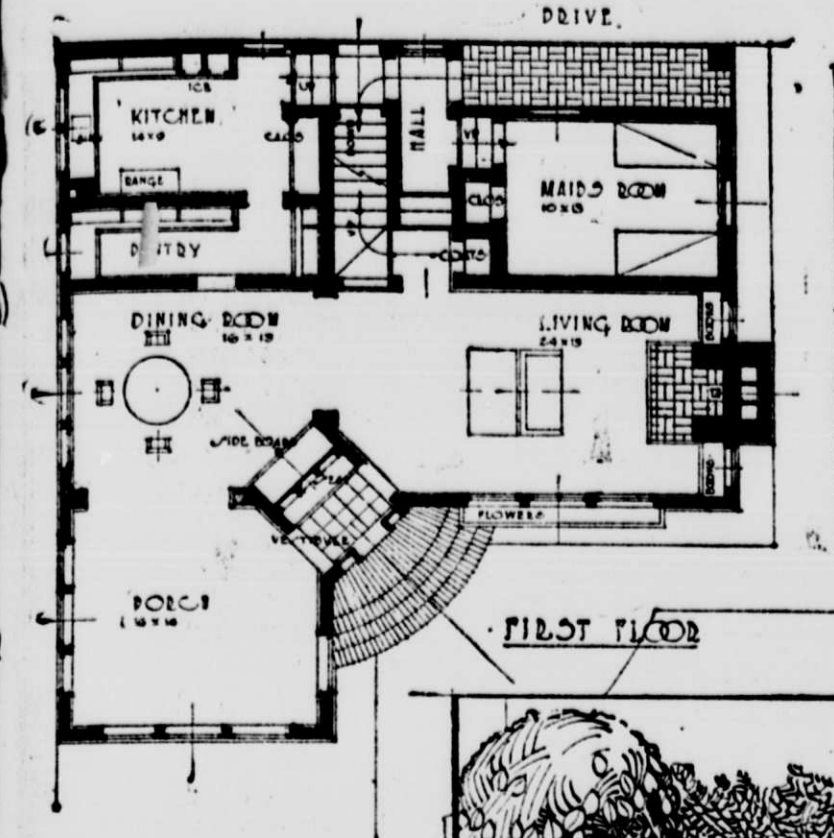


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HOUSES OF ODD DESIGN WHICH COMBINE MANY ORIGINAL FEATURES FOR A COUNTRY HOME



THE SUN reproduces to-day designs of two odd shaped houses submitted in the prize country house competition held recently by this paper. There are many people who have tired of a square shaped house, but because of the habit that prevails of giving every one a square house they have been unable to find a home that satisfies. In the design at the top of the page may be found relief. Several weeks ago a design of similar lines was shown which brought out considerable inquiry from people who are planning to build homes. "It is so different from the general run of homes that I think it charming," was the comment of one inquirer for further particulars about this house.

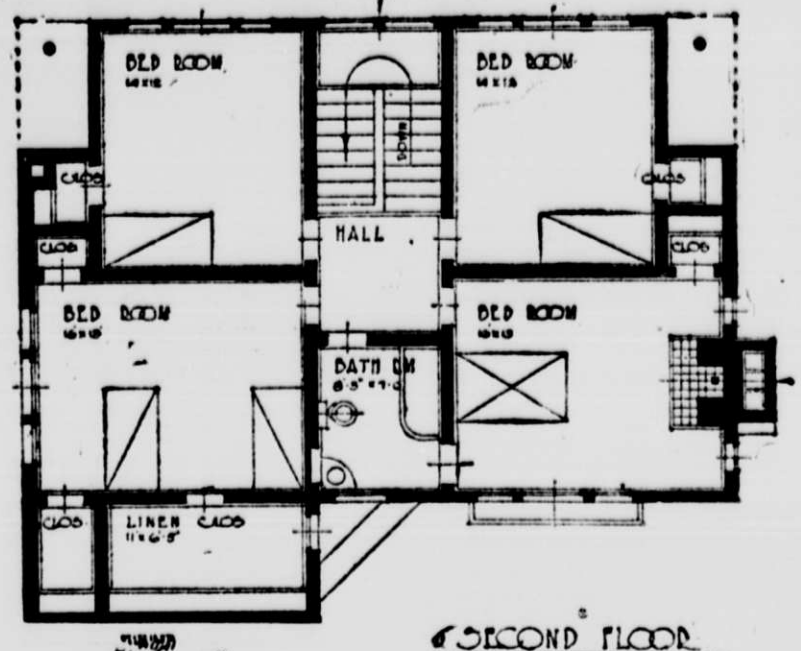
For this reason it is believed there is much in the house at the top of the page that will appeal to those looking for something odd.

The second is also of an odd shape and perspective. It is fashioned after cottages that one may meet in various parts of the Old World. The type was adopted in this country, and with American ingenuity has been improved on considerably without sacrificing the beauty of the general appearance of the house. The long slanting roof never fails to charm. Sweeping down gracefully, it takes from the house the stark, upright appearance that used to govern country house planning before architects gave attention to country building.

This house is of stucco and can be reproduced for less than \$7,500, according to Louis A. Adam, of Howells & Stokes, who submitted the design in THE SUN's competition. Mr. Adam has placed his house on a northeast corner plot. In the rear he has placed a garage, with a driveway to it at the north side of the house, which faces to the south.

Describing his house Mr. Adam says: "The entrance is on the main thoroughfare, while the main porch has an outlook on the other street. An open terrace connects the two porches. A path skirts the house on three sides and a vine covered pergola leads from the hall exit to the automobile driveway. A vegetable garden is accessible from the kitchen yard."

"Exterior walls are of six inch hollow tile construction stuccoed to a rough cast cream finish. Roof is of light brown



"Rooms for two servants with bath are in the attic story of the dwelling."

The house, Mr. Adam figured, would contain 32,625 cubic feet. The main portion of the house is 32 feet high.

The house at the top of the page was designed by Kenneth Scott Harrison, a student in the Architectural School at the University of Pennsylvania. Mr. Harrison planned his house of concrete on a plot 100 feet on one side and 100 feet on the other. Down the center is an alley which divides the plot into half. Lawn and garden have received considerable attention from Mr. Harrison in his plan. By placing the house as is shown in the design the greatest amount of lawn and garden is provided for the ornamentation of the dwelling, which is in the shape of the letter L. The house has southern exposure. To one side a drive is provided for the convenience of the service part of the house.

Speaking of the house Mr. Harrison said: "The foundation and basement floor of the house are to be of concrete; the upper portion of frame construction faced with rough cast cement on metal lath. The floor heights are, basement to first floor, 8 feet 6 inches; first floor to second floor, 9 feet 6 inches; second floor to ceiling, 8 feet."

"The cubage is as follows: Excavation for basement, 28.5 by 41.5 by 7.0, 8,275.9; excavation for porch, 17.0 by 14.5 by 1.0, 246.9. Main portion of house, above grade including rear porch, 41.5 by 28.5 by 23.0, 26,920.9; front porch above grade, 17.0 by 14.5 by 17.5, 4,318.7. Total cubage, 35,563.6."

Figuring his cost at about 18 cents the designer believes the house can be erected well within the limit of cost, \$7,500.

TOO MANY INSPECTORS OF CITY BUILDINGS

The present condition of the supervision of buildings and their construction in New York city can only be described at this time as chaotic. As the matter stands the property owner hardly knows where to turn; he is confronted on every side by innumerable city departments, each having jurisdiction over something that pertains to the construction or equipment of his buildings. The jurisdiction of the various departments is constantly overlapping. One department orders an owner to do certain things in connection with his building and in attempting to comply he frequently finds that he is in conflict with the requirements of some other bureau or department.

August, 1913, the Board of Aldermen put all moving picture shows seating less than 600 persons under the control of the Bureau of Licenses.

The result of all this has been the multiplication of bodies having jurisdiction over buildings with no compensating advantages.

At present there are fourteen departments, boards or bureaus that have jurisdiction over matters affecting buildings as follows: Bureau of Buildings, Tenement House Department, Fire Prevention Bureau, Bureau of Combustibles, Department of Water Supply, Gas and Electricity, Police Department, Bureau of Boiler Inspection, Bureau of Licenses, Department of Parks, Department of Health, Department of Highways, Industrial Board and the United States Agriculture Department.

The Government's jurisdiction of New York buildings is gained through the pure food law. Under the measure plans for buildings which are to be used in the manufacturing of food to be sent from State to State must be inspected by the Federal bureau.

To maintain these numerous bodies an appropriation of over \$2,000,000 a year is needed and between 600 and 700 inspectors and engineers employed in addition to the numerous clerical force for administration.

The scattering of authority and the lack of concentration have not only increased the cost of building operations in this city very materially but have also made the enforcement of the laws relating to buildings more difficult.

To conduct a building operation in this city in many instances it is often necessary to secure permits from three to eight different bureaus or departments, which is a needless and unnecessary expense.

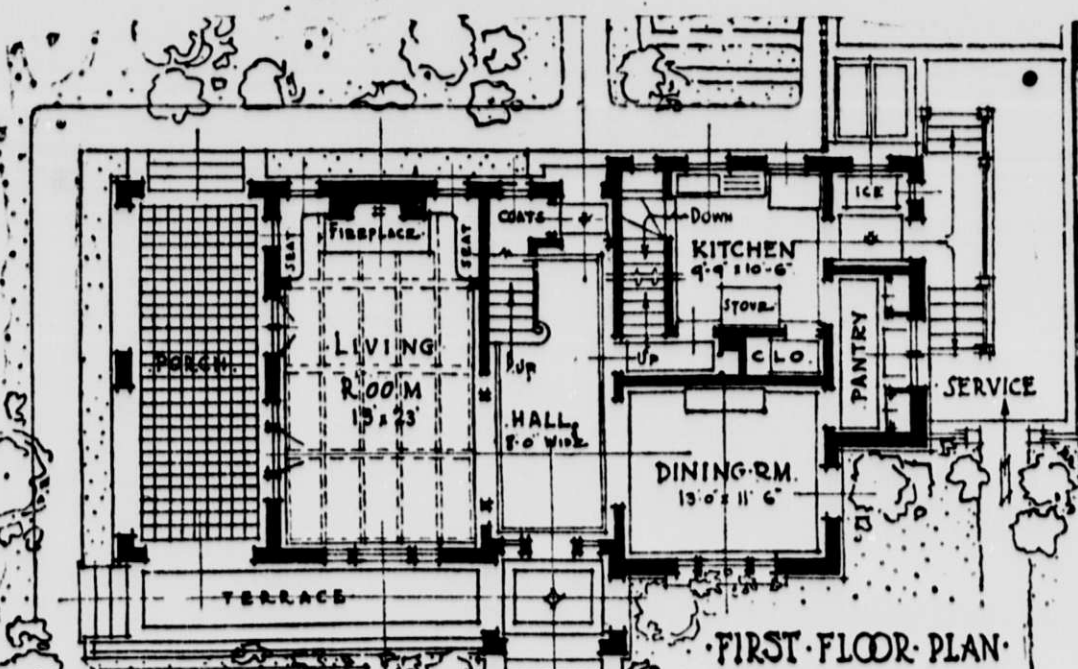
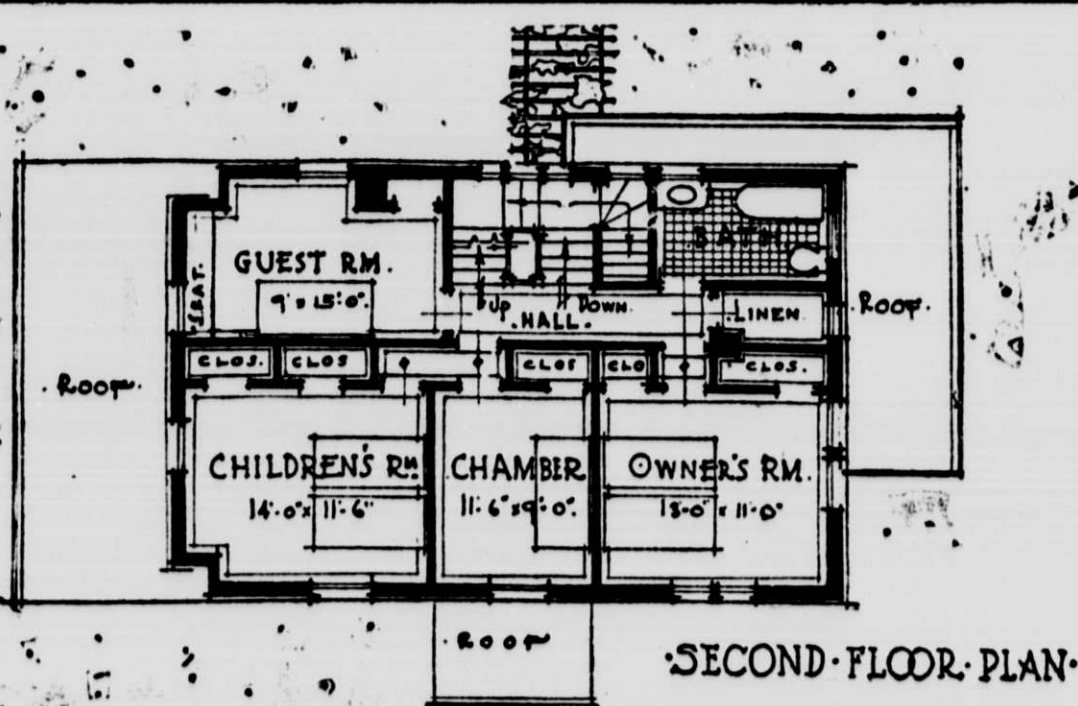
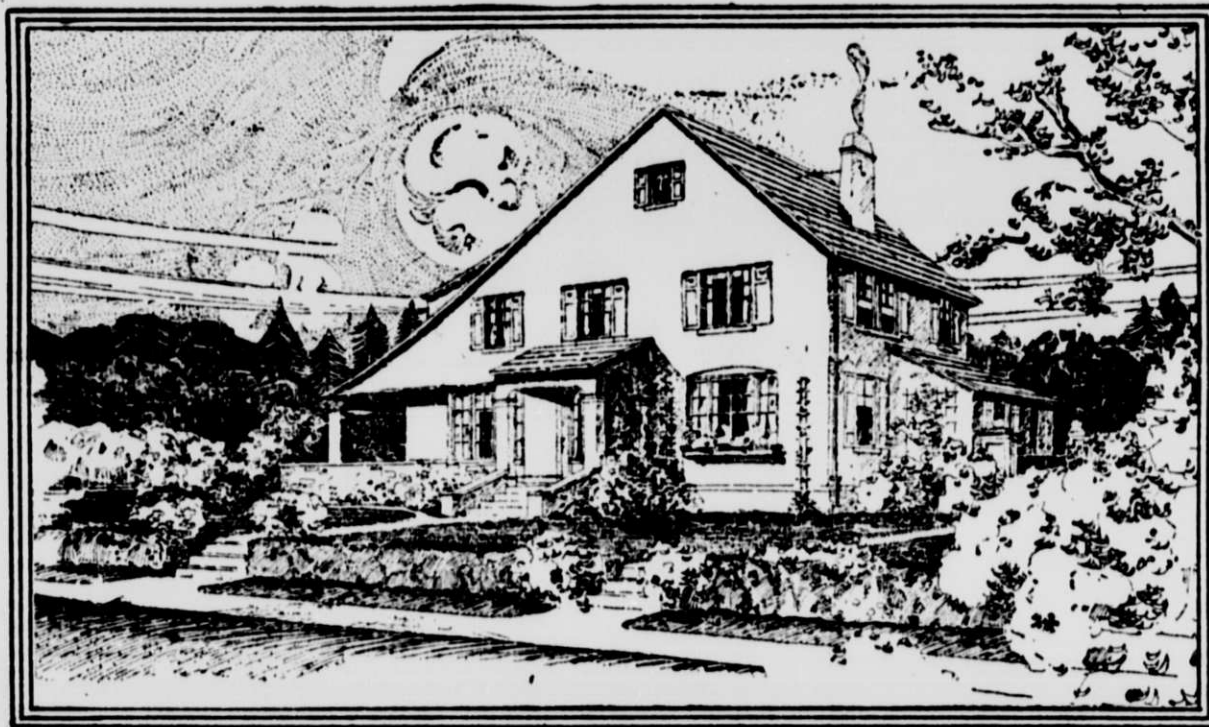
The Real Estate Board's expert suggests that the rational and effective remedy would be the consolidating of the various departments, bureaus or commissions that may have to do with buildings into one great department which should have exclusive jurisdiction over all matters pertaining to buildings of every description, including the issuance of licenses for concerts, theatrical and other shows.

The creation of such a department would centre responsibility in one head and would both increase efficiency and economy at a conservative saving of \$300,000 a year.

BIRDS TO HELP REAL ESTATE.

Forest Hills to Preserve Feathered Citizens as Town Attraction.

Song bird propagation is the latest method of suburban dwellers to attract attention of home seekers to their section. The idea is that of owners in Forest Hills, L. I. A country without birds singing and chirping is no country. The true country, these owners reason, has birds winging through the trees from morning to night. Because of the urban atmosphere that is injected into our suburbs by developers and residents themselves very few home colonies have much bird music, and, therefore, the true feel of the country is missing.



stained shingles and blinds painted green. The floors and interior partitions to be of wood frame construction.

"The porch is to be used in summer as a part of the large living room and is connected with it by French windows which extend to the floor. The beamed ceiling and other trim in this room is to be stained a rich brown and the plaster walls to be tinted a light buff color stippled on. The seats at each side of the fireplace form a cozy little nook at that end of the room."

"The dining room and hall would be finished to harmonize with the living room in color so that they each count as a part of a general unit. A flower box at the large window in the dining room adds to the cheerfulness of the room. The laundry is in the basement and is reached by a stairway from the kitchen or the kitchen yard."

"The bedrooms have an outlook on the street, while the bathroom and the stair hall come in the less desirable corner of the building and site. Closet space is plentifully supplied throughout."

REAL ESTATE BUYERS IN CITY AND SUBURBS

Moogor & Marston have sold with William A. White & Sons 127 West Washington place, a four story dwelling on lot 2237; also for the Furber estate, 125 West Washington place, a four story dwelling on lot 2237. The combined properties have a frontage of 44 feet and a depth of 97 feet, on which will be erected a six story apartment house.

SOUTH STREET TENEMENT SOLD.
WEST FIFTY-NINTH STREET.—The Schoen-Walsh Realty Company and M. Rines have sold for E. Stuenkel 545 West Fifty-ninth street, a five story tenement, on lot 254109.5, near West End avenue.

RESALE OF HENNESSY LOTS.
UNIVERSITY PLACE.—William C. Berzeli, a Bronx builder, has purchased from Dr. Ransom J. Parker two parcels comprising the southeast corner of University and Burnside avenues, 1/2 M. lot, a frontage of about 125 feet on the curve at that junction, with easterly and southeasterly lines measuring 75 and 85.2 feet respectively. At the same time the Hennessy estate property Dr. Parker paid \$7,000 for the immediate corner and \$4,600 for the adjacent lot.

FOX STREET.—The 182d Street Realty Company, Frank Glotta, president, has sold 1000 Fox street, a five story apartment house, on lot 254109.5. The buyers, Lowenthal & Prager, gave in part payment the plot, 50x100, on the east side of Intervale avenue, 144 feet north of 185th street.

EAST 14TH STREET.—The Wilmore Realty Company has bought through John Wood 367 East 14th street, a six-story apartment house, on lot 254109.5. Property at Morningside was given in part payment.

HOLLAND AVENUE.—J. Arthur Fletcher and Charles Schano have sold for P. M. Simon the estate of the estate of Mrs. Sullivan, 1828 Holland avenue, a two-family house.

SITES FOR BROOKLYN FLATS.
Charles W. Seitz has sold to New York builders 43, 45 and 47 South Elliott Place for A. H. & W. J. Eckart, Mary Hart and L. C. Koeler respectively. The purchasers will improve the property with a five story apartment house.

Henry Pearson & Son have sold 120 Underhill avenue, a three story dwelling on lot 18x100. The property is near Prospect Park.

William H. Ridoux has sold to John J. McDermott 60 Linden street, a lot 41x100, in part payment for which he gave a farm of 312 acres at New Gretna, Burlington county, N. J. The Progressive Agriculture Company negotiated the exchange.

BUYER FOR JAMAICA DWELLING.
William F. Hopper has bought at Jamaica from the Everett Realty & Construction Company the brick attached house of Colonial design at 71 Middletown street, which is near the new main station of the Long Island Railroad. It is understood that the price was \$2,100.

BUYS ROSLYN ESTATES HOME.
L'Ecluse Washburn and Company have sold to Mrs. Allen Barclay a house on a

plot of one-half acre at Roslyn Estates on Intervale road. Mrs. Barclay after making improvements to the property will use it for a summer residence.

GREAT NECK PLOT SALES.
The Great Neck Estates has sold at Great Neck to George A. Stanley a plot on Ridge Drive West containing 18,000 square feet; to Frederick G. Morrison a plot 60x100 on Cedar Drive in what is known as the Thompson's section; to Cornelius P. Carman a plot 40x100 fronting on Elm street in the Thompson's section; to Walter H. Stewart a plot 80x125 feet fronting on Maple street; to Miss A. Blood a house lot on A. A. Highway on plot on Gateway Drive containing 12,000 square feet.

APARTMENTS AT BROOKLYN.
William E. Constant has sold for the Cedar Knolls Company a plot 100x100 on Pompton road, just east of Cedar Knolls, to an investor. As this land is restricted against business, the purchaser proposes to build a high class apartment house. Another sale recently consummated on Pompton road was a plot on the south side of the street, 50 feet front, on which the purchaser, Frederick H. McGrath, will erect a bachelor apartment house, with a grill room and cafe on the ground floor.

25TH STREET LOFT BUYER.
A. R. Keller, Inc., is the purchaser of the twelve story loft building at 41 and 43 West Twenty-fifth street, sale of which was reported recently. The price was \$375,000. In part payment the buyers gave three residential properties at Elster Island.

ASTOR PLANS HARLEM THEATRE.
WILL Spend \$25,000 on "Maxie" at Eighth Avenue and 145th Street.

Vincent Astor will build a moving picture theatre at the northeast corner of Eighth avenue and 145th street for a tenant who has agreed to lease the place for a long term of years. The theatre will cost \$25,000 to build, according to plans filed yesterday with the Building Department by Vincent F. J. Astor. The show house will be 105.6 feet on Eighth avenue and 100 feet on the street. This is the second building operation undertaken by Mr. Astor last week. The other was a factory to cover ten lots on Cromwell and River avenues near the Harlem River.

\$10,000 STORE ON PROSPECT AVE.
Goldner & Goldner, architects, have filed plans for a one story brick store, 21x50, on the south side of Tenney avenue, 112 feet east of Prospect at the lot of Otto Silbermann, at a cost of \$10,000.

Anthony P. A. Schmitt filed plans for a three story brick church, 23x70, on the north side of 187th street, 100 feet west of Belmont avenue, for the Roman Catholic Church of Our Lady of Mount Carmel, the Rev. D. Burke pastor, at a cost of \$12,000.

BUYERS FOR ROSLYN ESTATES HOME.
L'Ecluse Washburn and Company have sold to Mrs. Allen Barclay a house on a